

ORDINANCE NO. 19-2026

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, MORRIS COUNTY, NEW JERSEY, AMENDING SECTION 166-141, *REGULATIONS APPLICABLE IN ALL ZONES*, IN ARTICLE XX, *SIGNS*, SECTION 166-189.10, *OTHER REQUIREMENTS*, IN ARTICLE XXXIIB, *O-S OFFICE - SERVICES DISTRICT*, IN CHAPTER 166 OF THE TOWNSHIP CODE, ENTITLED LAND USE AND DEVELOPMENT, IN ORDER TO AMEND THE GENERAL REGULATIONS FOR SIGN ILLUMINATION AND TO AMEND CERTAIN REQUIREMENTS FOR HOSPITALS AND LARGE AMBULATORY HEALTH CARE FACILITIES IN THE O-S ZONE DISTRICT

WHEREAS, the O-S zone district is located in the southeast portion of the Township, and the properties in the zone district have frontage on Routes 24, Columbia Turnpike, and Park Avenue, all heavily-travelled roadways; and

WHEREAS, the O-S zone district permits, among other uses, hospitals and ambulatory health care facilities; and

WHEREAS, due to the nature of hospitals and ambulatory health care facilities, as well as the roadway conditions that exist in the O-S zones, visibility of these uses and the signage for such uses is important to inform the public of the location of these uses and to provide adequate directional information; and

WHEREAS, the Township Committee believes that an amendment to the buffer requirements and signage regulations will promote the public good for the aforesaid reasons;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hanover, as follows:

Section 1. Subsection C of Section 166-141, *Regulations applicable in all zones*, in Article XX, *Sigms*, is hereby amended to read as follows:

C. All illuminated signs must comply with the following regulations:

- (1) No sign shall be lighted by means of flashing, fluctuating, changing or intermittent illumination. No sign shall be illuminated such that the illumination changes the sign content or message, except for gasoline pricing signs as permitted by this chapter and except as permitted and regulated otherwise by this chapter or by other applicable law.
- (2) All lights used for the illumination of any sign shall be completely shielded from the view of vehicular traffic using the road(s) abutting the properties containing such signs and shall be directed so as to prevent excessive glare on adjacent properties or sidewalks. The foregoing shall not be construed to apply to on-premise multiple message signs, where permitted, which shall be subject to the illumination regulations in Paragraph C(6) below.

- (3) Internal light sources, wall-mounted or sign-mounted fixtures, or ground-based fixtures may be used for illumination.
- (4) There shall be no illumination of any freestanding sign between the hours of 11:00 p.m. and 7:00 a.m., except when the business identified on the sign and operating at the sign location is open for business.
- (5) No sign shall be illuminated from an internal light source unless it complies with the following requirements; provided that on-premise multiple message signs, where permitted, shall not be subject to the following, but shall be subject to the illumination regulations in Paragraph C(6) below:
 - (a) All internally illuminated signs shall be designed to minimize glare.
 - (b) The light bulb or other light source shall not be visible from outside the sign. The light source shall be diffused to eliminate hot spots.
- (6) The following illumination requirements shall apply to on-premise multiple message signs. "On-premise multiple message sign" shall be defined as a sign located on the same property as the use to which the sign is accessory, and which changes message or copy electronically by varying the sign illumination.
 - (a) All signs that are visible to traffic traveling in the same direction and erected on the same sign structure shall change simultaneously or otherwise be operated to assure that their collective operation does not impair the safe operation of a motor vehicle.
 - (b) Signs shall remain fixed for at least eight seconds. Where a sign has multiple components that are synchronized to create one display, it shall be considered as one sign.
 - (c) The change from one display to the next shall be completely accomplished within one second or less.
 - (d) Multiple message signs shall contain a default design that will freeze the sign in one position if a malfunction occurs.
 - (e) Multiple message signs shall not display any image that is flashing, animated, moves, or appears to move. No multiple message sign shall be illuminated by intermittent or moving light. The change of one multiple message display to the next display in accordance with Paragraph (6)(a), (b), and (c) above shall not be a violation of this requirement.
 - (f) In situations where more than one multiple message sign, when permitted, is erected at different locations along the same roadway, the signs shall be synchronized to assure that their

collective operation does not impair the safe operation of a motor vehicle.

Section 2. Section 166-189.10, *Other Requirements*, in Article XXXIIB, O-S Office - Services District, is amended by adding and inserting a new Subsection E, to read as follows:

E. Special regulations for hospitals and large ambulatory health care service facilities. Notwithstanding any other provisions to the contrary in this chapter, in consideration of the location of the O-S zone district near heavily travelled roadways and the need for patients to easily and safely identify the location of a hospital or large ambulatory health care facility, the following sign regulations shall apply to such uses:

- (1) Applicability. The provisions of this Subsection E shall apply to hospitals and ambulatory health care service facilities that have a gross floor area on the property of at least 100,000 square feet.
- (2) Exemption from certain buffer requirements. The requirement for a planted buffer as required by §166-125A(7) shall not apply to the aforesaid uses.
- (3) Signage requirements. Notwithstanding any provisions of Article XX to the contrary, the following signage requirements shall apply to the aforesaid uses; provided that any provisions of Article XX shall continue to apply if not in conflict with the following:

(a) Principal identification signs.

[1] Permitted types. Principal identification signs may be attached to the wall, permanent canopy, or marquee constructed as an integral part of the building, and may be freestanding.

[2] Maximum quantity.

[a] One wall sign, plus one wall sign indicating the street address of the property, shall be permitted on each wall facing a public street.

[b] One freestanding sign for each 250 feet of lot frontage upon a public street that provides access to the property. Such signs are not required to be located at the driveway entrance.

[3] Content.

[a] Except as provided otherwise, the content of principal identification signs shall be limited to information identifying the name of the facility, hospital, or healthcare system,, the individual business establishment(s) and/or services on the property, the

nature, logo, trademark, or other identifying symbol of any or all of the foregoing, and/or the street address(es) of the property.

[b] In addition to the content permitted in paragraph [3][a] above, principal identification signs may also include a directional sign or signs.

[c] In addition to the content permitted in paragraphs [3][a] and [b] above, one principal identification sign per property may include other informational content related to the uses and/or users on the property.

[4] Maximum area.

[a] The area of principal identification signs mounted on the building wall shall not exceed 5% of the area of the exterior wall upon which they are mounted or 200 square feet, whichever is less. For purposes of administering this requirement, the area of the wall shall be limited to that which encloses the space occupied by the business and shall include all portions of the building elevation located between the ground and the roof soffit or top of the parapet, as applicable, including doors, windows and any projecting or recessed elements.

[b] The area of freestanding principal identification signs shall not exceed 125 square feet; provided, however, that one of the permitted freestanding signs shall be permitted to have an area not exceeding 225 square feet.

[c] One principal identification sign, or a portion of such sign, may be an on-premise multiple message sign as defined by §166-141C(6). The area of such on-premise multiple message sign, or portion of a principal identification sign, as applicable, shall not exceed 125 square feet.

[5] Maximum height.

[a] The height of principal identification signs mounted on the building wall, canopy, or marquee shall not exceed the height of the wall, canopy, or marquee upon which the sign is mounted.

[b] The height of freestanding principal identification signs shall not exceed 15 feet.

[6] Maximum dimensions.

- [a] For building-mounted principal identification signs, the vertical dimension shall not exceed five feet. The horizontal dimension shall not exceed 50% of the horizontal dimension of the building wall upon which the sign is mounted or 40 feet, whichever is less. For purposes of administering this requirement, the building wall shall be limited to that portion of the wall which encloses the space occupied by the business, and the horizontal dimension of the wall shall include all portions of the building elevation, including projecting or recessed elements.
 - [b] For freestanding principal identification signs, the vertical dimension shall not exceed 15 feet.
- [7] Minimum setback. Freestanding principal identification signs shall be located at least 10 feet from any front lot line; provided, however, that the reviewing agency may approve a lesser setback without the need for a variance, if the applicant can demonstrate that such lesser setback is reasonably necessary for sign visibility and/or public safety due to conditions that are beyond the control of the property owner, or when such lesser setback would promote public safety and assist the travelling public in identifying the use and/or the driveways providing access to the property. Freestanding signs shall not obstruct sight lines needed for reasonable safety for vehicles or pedestrians at intersections of streets, driveways and walkways.
- [8] Illumination. All signs shall comply with the illumination requirements in §166-141.
- (b) Directional signs. Signs necessary for directional or safety purposes on the property are permitted in addition to the other permitted signs, subject to the following requirements:
- [1] Maximum quantity. The maximum permitted quantity of directional signs shall be the quantity that provides reasonable information to site users to conveniently and safely identify the location of the hospital and/or other healthcare facility, its driveways, parking areas, delivery areas, building entry locations, and similar areas, as determined by the reviewing agency.
 - [2] Content. The content of directional signs shall be limited to directional information; provided however, that the content of directional signs may also include the name and/or logo of any business, tenant, owner, or development, as regulated herein.

- [3] Location. Directional signs shall be located where they will not interfere with reasonable sight distance for vehicles and pedestrians, with pedestrian or vehicular travel, with utilities and with other site improvements.
 - [4] Maximum area. Directional signs shall be limited to a maximum area of 50 square feet; provided, that if such sign contains non-directional content as permitted by Paragraph (2) above, the area of such non-directional content shall not exceed seven square feet.
 - [5] Maximum height. Freestanding directional signs shall be limited to a maximum height of ten feet. The height of building-mounted directional signs shall be subject to the same height restrictions as other wall signs on the property.
- (c) Review and approval. Freestanding principal identification signs that comply with this chapter shall either obtain site plan approval or site plan exemption in accordance with the procedures in Article IX of this chapter. All other signs shall be subject to the review and approval process for such signs as set forth for such signs in this chapter.

Section 3. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 4. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Hanover, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Hanover are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 5. The Township Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

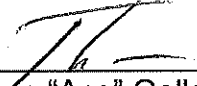
Section 6. This ordinance shall take effect upon publication and in accordance with the law.

TOWNSHIP COMMITTEE
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY

ATTEST:



Krista M. DiGiorgio, Township Clerk



Thomas "Ace" Gallagher, Mayor

DATE OF INTRODUCTION: March 12, 2026
DATE OF ADOPTION: April 9, 2026